

Local Market Update – February 2021

A Research Tool Provided by Central Virginia Regional MLS.



MLS Area 50

50-Richmond

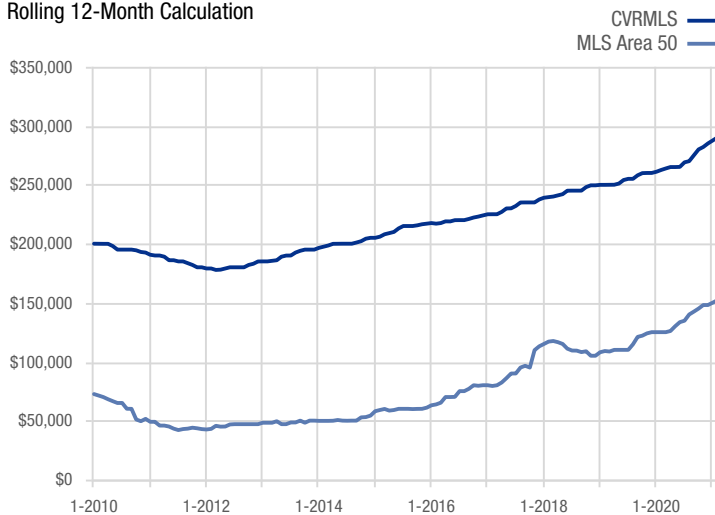
Single Family	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	26	37	+ 42.3%	60	74	+ 23.3%
Pending Sales	28	34	+ 21.4%	49	69	+ 40.8%
Closed Sales	22	26	+ 18.2%	55	50	- 9.1%
Days on Market Until Sale	24	11	- 54.2%	30	10	- 66.7%
Median Sales Price*	\$129,250	\$158,500	+ 22.6%	\$117,850	\$155,000	+ 31.5%
Average Sales Price*	\$139,970	\$162,903	+ 16.4%	\$131,450	\$160,715	+ 22.3%
Percent of Original List Price Received*	98.6%	103.1%	+ 4.6%	95.3%	100.7%	+ 5.7%
Inventory of Homes for Sale	47	23	- 51.1%	—	—	—
Months Supply of Inventory	1.5	0.8	- 46.7%	—	—	—

Condo/Town	February			Year to Date		
	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
Key Metrics						
New Listings	0	1	—	0	1	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

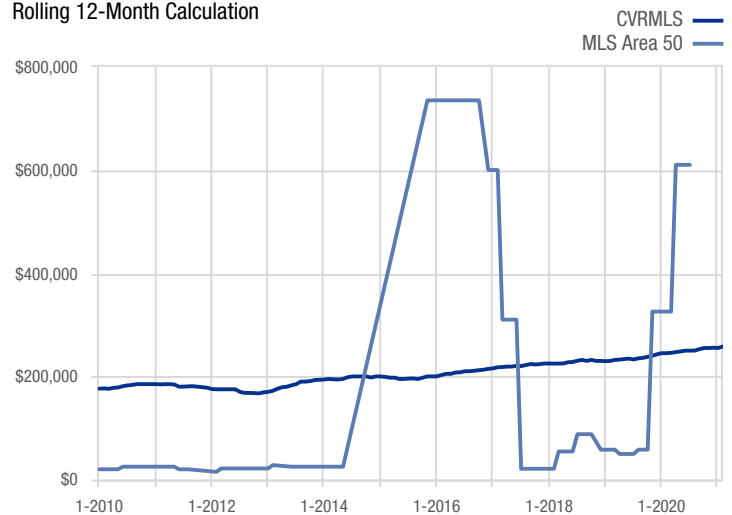
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.